

EXHIBIT "A"

**"PLAT OF SURVEY" (Exhibit "B") is hereby referenced as
though incorporated herein.**

7.584 Acre Tract

Being Part of Auditor's Parcel No: E020020022200.

1) Being a 7.584 Acre Tract as delineated above and presently owned by *Homer Preston Cummings, Jr. & Mai Thi Ngoc Hoang, Trustees of the Homer Preston Cummings, Jr. and Mai Thi Ngoc Hoang Trust under agreement dated April 29, 2014* and recorded in *OR.496/Pg.2651 (Parcel Two)*, and, being part of said Parcel Two, as filed in the Athens County Recorder's Office, Athens County, OH, and, being situate in the East part of FR.34 (Section 28), Town-5-North, Range-13-West, Canaan Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an iron pin w/cap set in the Grantors' (*Cummings/Hoang Trust - OR.496/Pg.2651-Parcel Two*) Southeast property corner, the Southeast corner of FR.34 (Section 28), the Northeast corner of FR.24 (Section 28), the Southwest corner of FR.17 (Section 22) and the Northwest corner of FR.18 (Section 22), and, also being in the Southwest property corner of land owned by Allan & Betty E. Ranck (OR.71/Pg.641) and also being in the North property line of land owned by Carol P. Beale (OR.526/Pg.2389), said iron pin w/cap set also being the real **POINT OF BEGINNING** of the herein described **7.584 Acre Tract**:

3) Thence **N 85°40'37" W** along the Grantors' (*Cummings/Hoang Trust - OR.496/Pg.2651-Parcel Two*) South property line, the South line of FR.34 (Section 28), the North line of FR.24 (Section 28) and the said North property line of the said Beale (OR.526/Pg.2389) property, **100.00 feet** to an iron pin w/cap set:

4) Thence the following three (3) new courses through the lands of the said Grantors' (*Cummings/Hoang Trust - OR.496/Pg.2651-Parcel Two*);

- 1) **N 19°15'30" W, 893.09 feet** to a 2" MagNail set in the center of Harmony Road (Ath.Co.Rd.No.24), passing through an iron pin w/cap set for reference at 867.15 feet, and also passing through 3/4" I.D. x 5' Long White Sched.40 PVC posts set at: 148.9 feet, 295.1 feet, 445.5 feet, 556.4 feet and 747.7 feet:
- 2) **N 01°00'31" E, 152.85 feet** to an iron pin w/cap set, passing through an iron pin w/ cap set for reference at 17.44 feet, and:
- 3) **N 73°28'43" E, 480.99 feet** to an iron pin w/cap set in the Grantors'

(Cummings/Hoang Trust - OR.496/Pg.2651-Parcel Two) East property line, the East line of said FR.34 (Section 28), the West line of said FR.17 (Section 22), and, the West property line of land owned by Janet S. & Kim M. Spring (OR.401/Pg.525 - Deed = 1.105 Ac.), passing through a 3/4" I.D. x 5' Long White Sched. 40 PVC post set at 265.2 feet, said iron pin w/cap set bearing: 1) S 03°29'25" W, 95.44 feet FROM an additional iron pin w/cap set on the South side of the Hocking River; 2) S 03°29'25" W, 155.45 feet FROM a point in the Grantors' (Cummings/Hoang Trust - OR.496/Pg.2651-Parcel Two) Northeast property corner in the Hocking River and the Northwest property corner of said J. & K. Spring (OR.401/Pg.525) land, and; 3) S 03°29'25" W, 313.85 feet FROM an additional iron pin found on the North side of the Hocking River:

5) Thence **S 03°29'25" W** along the Grantors' (Cummings/Hoang Trust - OR.496/Pg.2651-Parcel Two) East property line, the East line of said FR.34 (Section 28), the West line of said FR.17 (Section 22), and, the West property line of said J. & K. Spring (OR.401/Pg.525) land, and passing on to the West property line of said A. & B. Ranck (OR.71/Pg.641) land at 191.24 feet, **1,142.38** feet to the **point of beginning**, passing through an iron pin set for reference at 172.38 feet, a 2" MagNail set in the center of said Harmony Road (Ath.Co.Rd.No.24) at 191.24 feet, an iron pin w/cap set for reference at 229.09 feet, and passing through 3/4" I.D. x 5' Long White Sched.40 PVC Posts set at: 366.04 feet, 544.4 feet, 623.6 feet, 768.7 feet, 815.6 feet and 936.9 feet, and, **containing 7.584 Acres**, of which, 5.7 acres lie South of said Harmony Road (Ath.Co.Rd.No.24) and 1.9 acres lie North of said Harmony Road (Ath.Co.Rd.No.24).

6) The bearings used in the above description are based on the East line of FR.34 (Section 28) as bearing: S 03°29'25" W and are only for the determination of relative angles.

7) Subject to all legal highways and easements.

8) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

9) The above described **7.584 ACRE TRACT** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Calc., CADD & Billing Job No. 0818-04), with the field work being completed on 20 March 2019, the "Plat of Survey" (Exhibit "B") being last revised on 23 March 2019, and, the "Legal Description" (Exhibit "A") being completed on 23 March 2019.


Gerald W. Bayha, P.S. 6139



23 MARCH 2019
Date Signed

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAY 10 2019

Jill Thompson
Athens County Auditor

Gerald W. Bayha, P.S.

Registered Professional
Surveyor No. 5-6139

10916 Pleasanton Road
Athens, OH 45701-9557
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E-mail: gbayha@frontier.com



Plat Date: 03.22.19
CADD Job No: 0818-04
BILLING Job No: 0818-04
By: [Signature] Chk'd: [Signature]
Rev:

PLAT OF SURVEY

Being Part of the East Part of
FR.34, (Section 28),
Town-5-N, Range-13-W,
Canaan Township, Athens County,
State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

- DEEDS AS NOTED
- RECORD PLATS
- COUNTY TAX MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS

CO. ENGINEER APPROVAL

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER SURVEYOR
BY: [Signature] DATE: 3/25/19

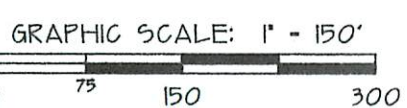
CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Surveys, prepared from an actual field survey made by me, in February-March 2019

By: Gerald W. Bayha, P.S. S-6139 Date Signed 23 March 2019
Ohio Registered Professional Surveyor No. 5-6139

FIELD WORK COMPLETED ON: 23 March 2019

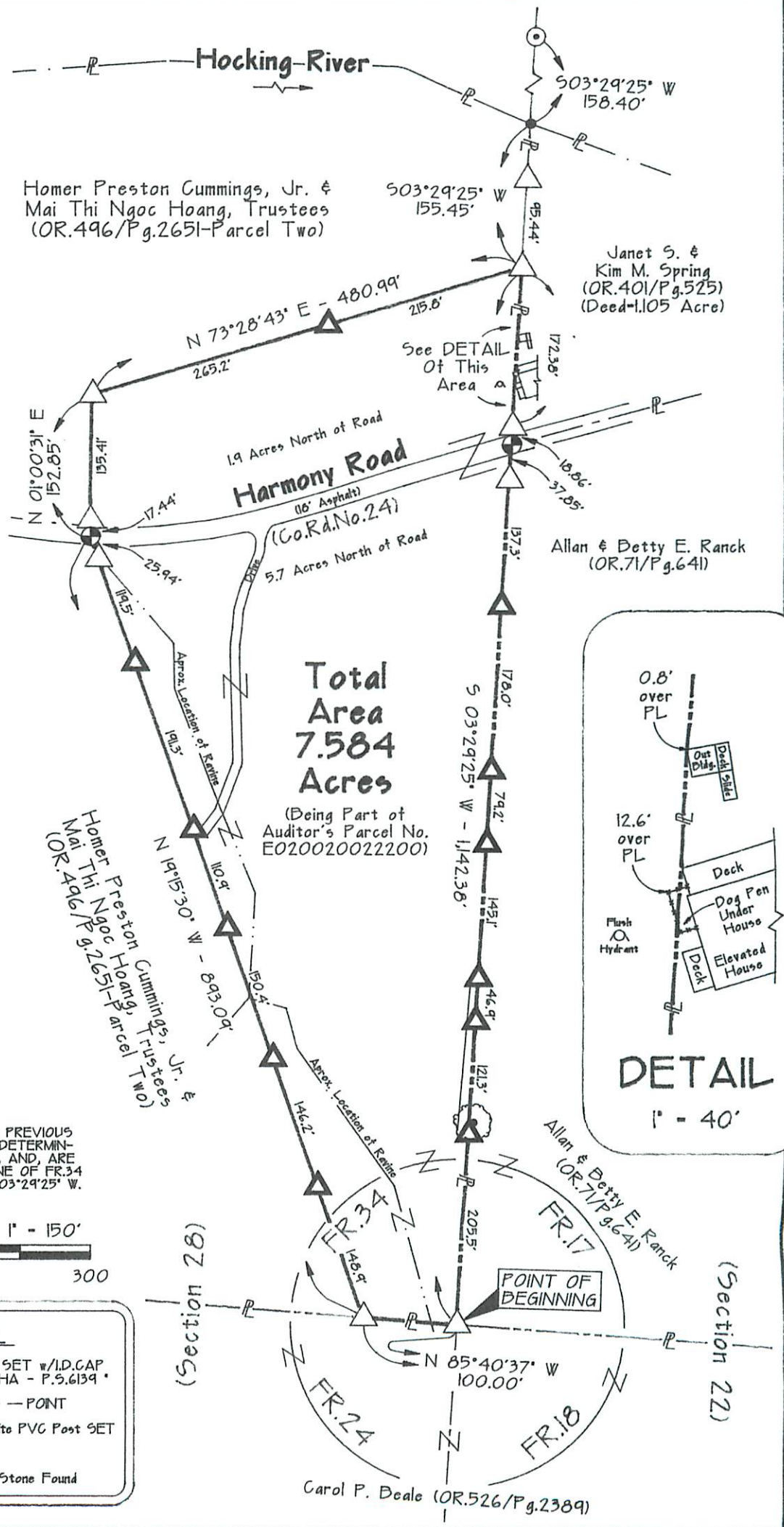


NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE EAST LINE OF FR.34 (Sect.28) AS BEARING: S 03°29'25" W.



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D.CAP STAMPED "G.W.BAYHA - P.S.6139"
- ⊙ — MAGNAIL SET
- — POINT
- ▲ — 5" x 3/4" D - Sched.40 White PVC Post SET
- ⊙ — Iron Pin Found
- ⊠ — Iron Bolt Found
- — Stone Found



DETAIL
1" = 40'